



UTILITY PROVIDERS

- ELECTRIC: COSERV 7701 S STEMMONS CORINTH, TX 76210 940-321-7800
- NATURAL GAS: ATMOS ENERGY CORPORATION 585 WESTPORT PKWY FORT WORTH, TX 76177 214-415-0482
- TELECOMMUNICATIONS: CHARTER COMMUNICATIONS 8545 AIRPORT FREEWAY #108 NORTH RICHLAND HILLS, TX 76180 817-298-3554

- NOTES:**
1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
 2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
 4. NOTICE—SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
 7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C00706, DATED APRIL 18, 2011 AND 48121C00650, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
 8. THE PURPOSE OF THIS PLAT IS TO CREATE 183 RESIDENTIAL LOTS, 9 OPEN SPACE LOTS AND TO DEDICATE RIGHT-OF-WAY TO SERVICE SAID LOTS.
 9. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET.
 10. ALL CORNERS ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.

REMAINDER OF A 91.822 ACRES
RON WILLIAMSON CONSULTANTS, LTD.
VOLUME 2040, PAGE 78
O.P.R.D.C.T.

LEGEND:

- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.L.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
- MAGNS MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET
- IRF IRON ROD FOUND
- (CM) CONTROLLING MONUMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STREET NAME CHANGE

30' DRAINAGE EASEMENT
C.C.# O.P.R.D.C.T.

15' SANITARY SEWER EASEMENT
C.C.# O.P.R.D.C.T.

GRID COORDINATE
N:7186342.29
E:2368865.38

A FINAL PLAT
OF ELADA, PHASE 1A
68.437 ACRES
RIGHT-OF-WAY DEDICATION
AREA - 15.243 ACRES
183 RESIDENTIAL LOTS
9 OPEN SPACE LOTS
IN THE HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS
Date: FEBRUARY 2026 JOB NO. 0386

LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382
SHEET 1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS X
COUNTY OF DENTON X

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 68.437 ACRE TRACT OF LAND SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING PART OF A 60.00 ACRE TRACT OF LAND CONVEYED TO MRP HMTMB, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2026-3, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND PART OF A 246.36 ACRE TRACT OF LAND CONVEYED TO MRP HMTMB, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2025-1462, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID 60.437 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH WASHER STAMPED 'LJA SURVEYING' SET FOR THE SOUTHEAST CORNER OF SAID 60.00 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF THE REMAINDER OF A 0.622 ACRE TRACT OF LAND CONVEYED TO RON WILLIAMSON CONSULTANTS, LTD., AS RECORDED IN VOLUME 2040, PAGE 78, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF A 2.22 ACRE TRACT OF LAND CONVEYED TO JORGE CASTILLO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-10572, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING WITHIN BELZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 60.00 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 2.50 ACRE TRACT, THE NORTH LINE OF A 2.497 ACRE TRACT OF LAND CONVEYED TO JAMES FRANK JONES AND YOLANDA M. JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-37018, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 1.291 ACRE TRACT OF LAND CONVEYED TO DAVID J. MADDOX, AS RECORDED IN COUNTY CLERK'S FILE NO. 2025-82527, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE NORTH LINE OF A 61.539 ACRE TRACT OF LAND CONVEYED TO CHAPMAN CROSSING, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-18864, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, WITH SAID BELZ ROAD, A DISTANCE OF 1406.33 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 60.00 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF AFORESAID 246.36 ACRE TRACT;

THENCE, NORTH 88 DEGREES 25 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 246.36 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 61.539 ACRE TRACT, THE NORTH LINE OF A 24.00 ACRE TRACT OF LAND CONVEYED TO SANGER MULTI PT, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-15062, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE NORTH LINE OF MEADOW LANDS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CIBINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, CONTAINING SAID BELZ ROAD, A DISTANCE OF 911.41 FEET TO A MAG NAIL WITH WASHER STAMPED 'LJA SURVEYING' SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 246.36 ACRE TRACT AND SAID 60.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREE 34 MINUTES 17 SECONDS EAST, A DISTANCE OF 53.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 44 DEGREES 54 MINUTES 17 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 01 DEGREE 34 MINUTES 17 SECONDS EAST, A DISTANCE OF 78.22 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33 DEGREES 08 MINUTES 35 SECONDS, A RADIUS OF 150.00 FEET, AND A LONG CHORD THAT BEARS NORTH 18 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 85.56 FEET.

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 86.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 09 MINUTES 15 SECONDS, A RADIUS OF 40.00 FEET, AND A LONG CHORD THAT BEARS NORTH 19 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 20.81 FEET.

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 21.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 51 MINUTES 05 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 59 MINUTES 09 SECONDS EAST, A DISTANCE OF 228.01 FEET.

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 229.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 25 DEGREES 24 MINUTES 42 SECONDS EAST, A DISTANCE OF 192.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 49 MINUTES 18 SECONDS, A RADIUS OF 770.00 FEET, AND A LONG CHORD THAT BEARS NORTH 19 DEGREES 30 MINUTES 03 SECONDS EAST, A DISTANCE OF 158.59 FEET.

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 158.87 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 34 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 13.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0 DEGREES 03 MINUTES 34 SECONDS, A RADIUS OF 1425.00 FEET, AND A LONG CHORD THAT BEARS NORTH 81 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 1.48 FEET.

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 04 DEGREES 14 MINUTES 20 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0 DEGREES 09 MINUTES 47 SECONDS, A RADIUS OF 1575.00 FEET, AND A LONG CHORD THAT BEARS NORTH 81 DEGREES 50 MINUTES 33 SECONDS EAST, A DISTANCE OF 3.91 FEET.

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 3.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 03 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0 DEGREES 07 DEGREES 33 MINUTES 01 SECONDS, A RADIUS OF 770.00 FEET, AND A LONG CHORD THAT BEARS NORTH 04 DEGREES 35 MINUTES 55 SECONDS EAST, A DISTANCE OF 101.42 FEET.

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 101.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 04 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 89 DEGREES 36 MINUTES 04 SECONDS WEST, A DISTANCE OF 0.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 30 DEGREES 23 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 59 DEGREES 38 MINUTES 04 SECONDS EAST, A DISTANCE OF 0.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 75 DEGREES 24 MINUTES 13 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 30 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 59 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 09 SECONDS, A RADIUS OF 320.00 FEET, AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 33 MINUTES 28 SECONDS EAST, A DISTANCE OF 86.50 FEET.

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 86.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 46 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 94.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 09 MINUTES 04 SECONDS, A RADIUS OF 480.00 FEET, AND A LONG CHORD THAT BEARS NORTH 24 DEGREES 14 MINUTES 58 SECONDS EAST, A DISTANCE OF 360.80 FEET.

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 369.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 02 DEGREES 10 MINUTES 28 SECONDS EAST, A DISTANCE OF 648.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 26 SECONDS, A RADIUS OF 905.00 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 01 MINUTE 13 SECONDS EAST, A DISTANCE OF 68.02 FEET.

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 68.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 89 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 02 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 841.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 240.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 01 DEGREE 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 248.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 89 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 11.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 44 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 01 DEGREE 48 MINUTES 22 SECONDS EAST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 89 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 44 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 89 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 642.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 44 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 89 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 44 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

SOUTH 89 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 220.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 44 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

NORTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET FOR CORNER.

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES

OWNER'S DEDICATION

STATE OF TEXAS X
COUNTY OF DENTON X

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT MRP HMTMB, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY-AFORESAID DESCRIBED PROPERTY AS ELADA, PHASE 1A, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL ALWAYS MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION IN ACCORDANCE WITH CITY CODES AND REGULATIONS, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF 2026.

OWNER

TITLE AND COMPANY (IF APPLICABLE)

STATE OF TEXAS X
COUNTY OF DENTON X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES

APPROVED AND ACCEPTED

CHARMALL PLANNING & ZONING COMMISSION CITY OF SANGER, TX DATE

MAYOR CITY OF SANGER, TX DATE

ATTESTED BY

CITY SECRETARY CITY OF SANGER, TX DATE

Table with 6 columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains curve data for the entire plat.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments for the entire plat.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF DALLAS X

THAT I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE DAY OF 2026.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CHRIS MATTEO REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER: 6501



STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 2026.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES:

A FINAL PLAT OF ELADA, PHASE 1A

68.437 ACRES RIGHT-OF-WAY DEDICATION AREA - 15.243 ACRES 183 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

IN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241 CITY OF SANGER, DENTON COUNTY, TEXAS

Date: FEBRUARY 2026 JOB NO. 0386

OWNER: MRP HMTMB, LLC ADDRESS: 8840 CYPRESS WATERS BLVD., SUITE 100 DALLAS, TEXAS 75019 PHONE: (972) 580-6300

DEVELOPER: MERITAGE HOMES OF TEXAS, LLC ADDRESS: 8840 CYPRESS WATERS BLVD., SUITE 100 DALLAS, TEXAS 75019 PHONE: (972) 580-6300



6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382